



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman



Thomas J. Stosur
Director

SUMMARY

April 15, 2010

3. SHARP-LEADENHALL LOCAL HISTORIC DISTRICT DESIGNATION

Sharp Leadenhall meets Baltimore criterion one for designating districts and landmarks as a district that is associated with events that have made a significant contribution to the broad patterns of Baltimore history. Sharp Leadenhall proposed historic district is associated with 200 years of African American and immigrant history in South Baltimore. By the last decade of the 18th century, the African American neighborhood centered on Sharp Street Methodist church and the Sharp Street African American School. Throughout the 19th century this community grew in all directions including southward along the Sharp Street corridor. Otterbein, Little Montgomery Street, and Sharp Leadenhall neighborhoods represent the remnants of this once thriving African American neighborhood. The African American community and the German immigrant community, among others, physically integrated on the streets of South Baltimore. In addition, the district is associated with the 19th century German immigrant population of South Baltimore which helped shape the South Baltimore neighborhoods such as Federal Hill, South Federal Hill, and Riverside. Sharp-Leadenhall is a significant part of South Baltimore History, which has contributed greatly to African American history in Baltimore.

The historic district designation conforms to Baltimore City's Comprehensive Master Plan, specifically Live/Goal 2/Objective 4: Protect and enhance the preservation of Baltimore's historic buildings and neighborhoods. The designation was also recommended in the Sharp-Leadenhall Area Master Plan (adopted January 2004). This report recommends "completing a community process on local historic district designation."

Between 2004 and 2008 CHAP staff has engaged the neighborhood numerous times and CHAP has had three public hearings. For this hearing, all property owners have been notified by mail, and the official Planning Commission notice sign has been posted in the neighborhood. In addition, City Councilmen Edward Reisinger, William Cole, and adjacent neighborhood associations have all been notified.

Recommendation: Approval

4. MINOR AMENDMENT AND FINAL DESIGN APPROVAL/THE NEW EAST BALTIMORE COMMUNITY PUD – GRADUATE STUDENT HIGH RISE – PARCEL R9/R10

This project is part of the New East Baltimore Community Planned Unit Development (PUD). Specifically, the plan is to construct a mixed-use residential building with ground

floor retail at the northeast corner of Ashland Avenue and North Wolfe Street. The residential component is to serve John Hopkins graduate students and their families. There will be a total of 324 apartment units, ranging from efficiencies to four bedroom units. The site was recently subdivided to create the parcel on which the building will sit, to be known as 929 North Wolfe Street.

In advance of a hearing on this matter, staff notified the following community groups: Northeast Market Merchants Association, Reclaiming our Community, Citizens Communication Coalition, Broadway Development Foundation, Madison East End Neighborhood Improvement Association, Madison East End Improvement Association, Inc., Monument Street Merchants Association, Monument Street Renaissance, Milton-Montford Improvement Association, Inc., Faith Lane Community Association, Washington-Wolfe Gateway Community Association, McElderry Park Community Association, C.A.R.E., Save Middle East Action Committee, and Historic East Baltimore Community Action Coalition, Inc.

Recommendation: Approval

5. STREET CLOSING/PORTION OF VAIL STREET

The Maryland Port Administration requested that a portion of Vail Street (east of “New” Vail Street) be closed in connection with its Seagirt Marine Terminal. In 1988 the City and the State entered into an agreement by which Vail Street would be closed and conveyed to the State and used as part of the Seagirt Marine Terminal. The Seagirt Marine Terminal is 200 acres in size and contains a 66 acres intermodal container transfer facility.

The City will be able to close this portion of Vail Street because the State has constructed “New” Vail Street. “New” Vail Street is State owned and maintained and can be used by the public. Thus, it is staff’s findings that the aforementioned portion of Vail Street is no longer needed for Baltimore City public purposes and can be closed, declared surplus right-of-way, and sold.

Staff notified: Canton Maritime Association, Southeast Community Development Corporation, Southeastern Improvement Association, and the City Council Representative of this Planning Commission action.

Recommendation: Approval, subject to comments from the Department of General Services.

6. CITY COUNCIL BILL #10-0456/PLANNED UNIT DEVELOPMENT – DESIGNATION – MT. VERNON MILL

This bill will establish an Industrial Planned Unit Development (PUD) for these properties, and will offer a mix of uses that will revitalize this historic mill, and allow for its productive reuse. In addition to M-1 and M-2 uses, the project proposes 87 dwelling units (studios, lofts, one- and two-bedroom apartments) in the main mill building, plus eight condominium units in the Store House building. There will also be office and retail uses in the Mill and Picker buildings, including a potential restaurant and outdoor seating.

Parking will be provided mostly in the mill building, with some surface parking. The Correlli Roofing parcel will be cleared for future office or retail development, and will be the only anticipated new construction in this PUD. There is an existing pole-mounted billboard on the Correlli Roofing parcel that will remain in place.

Section 3 of the bill lists the land uses that are eligible for this PUD. All uses from the M-1 and M-2 districts are included. Residential uses will be limited to an overall density of 1,500 square feet per dwelling unit – which is equivalent to the density required for multi-family dwellings in the R-6 District, and comparable to the nearest residential zone. Some Office Residential district uses are included (offices, philanthropic and charitable organizations), and specific commercial uses from B-1, B-2 and B-3 districts.

While these buildings are not located within a historic district, the buildings do have historic value, and will be applying for historic tax credits. The Mill building was built in 1873 and expanded in 1881. The concrete building was built in 1918, and the Picker building was built in 1840.

In advance of today's hearing, staff notified: The Greater Homewood Community Corporation and the Hampden Community Council.

Recommendation: Approval

7. CITY COUNCIL BILL #10-0457/REZONING – 107 RIVERSIDE ROAD

(Postponed to April 29, 2010)

8. CITY COUNCIL BILL #10-0458/ZONING – CONDITIONAL USE – AMENDING ORDINANCE 94-342

Ordinance 94-342 established homeless services at the 701 South Charles Street property during the months of November 1, through April 30. City Council Bill #10-0458 proposes to amend Ordinance 94-342 to allow for year round operation. There is no proposed expansion or other development relating to this proposed legislation.

Staff notified Downtown Partnership of Baltimore, Inc., Harbor Walk Townhouse Association, Harbor Way East Condominium Association, Key Highway Task Force and Southern District Police-Community Relations Council of this action.

Recommendation: Approval

9. CITY COUNCIL BILL #10-0434/STORMWATER MANAGEMENT

For the purpose of modifying the provisions governing stormwater management to comply with new requirements of State law; requiring the development, review, and approval of phased plans for stormwater management; establishing certain minimum control requirements to manage stormwater by using environmental site design to the maximum extent practicable; requiring certain site design techniques and certain structural and nonstructural practices; requiring certain reports and inspections; providing

for certain exemptions, waivers, and variances; imposing certain fees; defining and redefining certain terms; correcting, clarifying, and conforming related language; providing for a special effective date; and generally relating to the protection, maintenance, and enhancement of the public health, safety, and welfare through the management of stormwater.

On April 6th, the House-Senate Committee on Administrative, Executive and Legislative Review (AELR) approved MDE's Emergency Stormwater Regulations. The Emergency Regulations are materially similar to the consensus agreement that had become HB 1125. It is understood that the City's interests were represented during discussions on HB 1125 and the 'emergency regulations'. The 'emergency regulations' were adopted by AELR and HB 1125 was withdrawn. The 'emergency regulations' became effective on April 7, 2010, and will last for six month, during which time MDE must propose final regulation changes and provide for public input.

DPW is pursuing amendments included in the 'emergency regulations'. Those amendments include Quantitative and Qualitative Waivers. These may be granted for phased development project if a system designed to meet the 2000 regulatory requirements and the local agency ordinance for multiple phases has been constructed by May 4, 2010. If the 2009 regulatory requirements cannot be met for future phases constructed after May 4, 2010, all reasonable efforts to incorporate ESD in future phases must be demonstrated.

In advance of today's hearing on this matter, staff mailed 90 letters to a diverse set of stakeholders, including community associations, environmental organizations and members of the development community.

Recommendation: Amend and Approve: The amendments will reflect the changes from the Maryland Department of the Environment "Emergency Regulations" dated March, 2010. This recommendation is being made with the understanding that the Department of Public Works and the Planning Department will continue to review and evaluate the City's approved PUD projects to ascertain if they are found to be eligible under CCB #10-0434. In the event PUDs are not found to be eligible under the "grandfathering" provisions or other waiver provisions, the Planning Commission recommends that the City provide amendments to the State regulations to address Baltimore's unique PUD situation.

CONSENT AGENDA

10. REVISED FINAL DEVELOPMENT PLAN/3027 DILLON STREET – TOWNHOUSE FORMERLY PART OF 1000 SOUTH ELLWOOD AVENUE

On June 11 2009, the Planning Commission approved the Final Subdivision Plan and Final Development Plan for 1000 South Ellwood Avenue to consolidate and re- subdivide the property into four lots for the construction of three new town homes and the renovation of an existing church into a single family home. The applicant has since revised the Development Plan for one of the lots (3027 Dillon Street) in order to provide a garage instead of a car port. Additionally, a second story rear deck and a bay window

along South Decker Street are being proposed for the 3027 Dillon Street property. The Bay window protrudes into the right-of-way of South Decker Street and will require a minor privilege agreement from the City. The addition of the garage required a rear yard setback variance which was approved by the Board of Municipal and Zoning Appeals. These changes do not adversely impact the overall development plan for the site, and are consistent with the Planning Commission's initial approval of this action.

Recommendation: Approval

11. CITY COUNCIL BILL #10-0459/BOND ISSUE – BALTIMORE MUSEUM OF ART LOAN – \$1,200,000 (Administration – President Young)

CITY COUNCIL BILL #10-0460/BOND ISSUE – COMMUNITY DEVELOPMENT LOAN – \$18,050,000 (Administration – President Young)

CITY COUNCIL BILL #10-0461/BOND ISSUE – ECONOMIC DEVELOPMENT LOAN – \$16,775,000 (Administration – President Young)

CITY COUNCIL BILL #10-0462/BOND ISSUE – NATIONAL AQUARIUM IN BALTIMORE LOAN – \$1,000,000 (Administration – President Young)

CITY COUNCIL BILL #10-0463/BOND ISSUE – PUBLIC BUILDINGS LOAN – \$16,200,000 (Administration – President Young)

CITY COUNCIL BILL #10-0464/BOND ISSUE – RECREATION, PARKS AND ENVIRONMENTAL IMPROVEMENT LOAN – \$12,897,000 (Administration – President Young)

CITY COUNCIL BILL #10-0465/BOND ISSUE – SCHOOL LOAN – \$33,378,000 (Administration – President Young)

CITY COUNCIL BILL #10-0466/BOND ISSUE – WALTERS ART MUSEUM LOAN – \$500,000 (Administration – President Young)

City Council Bills #10-0459, 0460, 0461, 0462, 0463, 0464, 0465, and 0466 are the City's Bond Issue Bills. On November 19, 2009 the Planning Commission approved the 2010 Loan Authorization Program for Fiscal Years 2012 and 2013 Bond Issues. On March 4, 2010, the Planning Commission approved the Capital Improvement Program for Fiscal Years 2011-2016. After the Mayor and City Council approve these Bills, the Bond Issues for Fiscal Years 2012 and 2013 will go to the voters in November of 2010. These Bond Issues will fund projects that are included in the Fiscal Years 2011-2016 Capital Improvement Program. These Bills are consistent with the previous Planning Commission actions.

Recommendation: Approval

